

District VI Advisory Board Minutes

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February 6, 2006
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland

The District VI Advisory Board meeting was held at 7:00 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. The District VI City Council member, Sharon Fearey led the meeting and eleven (11) District Advisory Board members and a youth representative were in attendance. Six (6) city staff were present and approximately thirteen (13) members of the public, most of whom signed in.

Members Present

Veronica Triana
C. Bickley Foster
Linda Matney
Rosalie Bradley
Bob Wine
Bob Schreck
Marsha Carr
Charlie Claycomb
Carol Skaff
John VanWelleghen
Darcy Weaver
Garrett Harmon-Youth
Sharon Fearey

Members Absent

Jaya Escobar

Staff Present

Randy Sparkman
Officer William Stevens
Dale Miller
Scott Dunakey
Jim Armour
Vicki Mork

Guests

See page 7

ORDER OF BUSINESS

Call to Order

Councilwoman Sharon Fearey called the meeting to order at 7:10 p.m.

Approval of Minutes

Schreck (Wine) moved that the minutes from the January 9, 2006 be accepted with corrections. Motion passed 11:0.

Approval of Agenda

Schreck (Wine) moved that the agenda be approved. Motion passed 11:0.

Action: Received and filed.

Public Agenda

1. **Erin Hays;** Abstinence Educator for Pure and Simple Lifestyle Program explained they are funded by a \$2.2 million federal grant. There are plans to utilize a broad network of schools, churches, and neighborhood organizations to spread the benefits of abstinent lifestyle. They need parents and teens to serve on an advisory board. She passed out brochures and business cards.

Foster asked, in view of the large Federal Grant, if any studies show this approach actually works? **Hays** said she didn't know but Sandy Pickert would have that information but they teach good decision-making. **Triana** said she was serving on the Pure and Simple Council

for District VI for focused outreach to the Spanish speaking population. **Bradley** asked for the name of the group that received the grant and was told by **Hays** it was Abstinence Education. **Weaver** reported on a study, which showed the methods of Abstinence Education were ineffective. She didn't support their efforts.

Action: Receive and file.

Staff Presentations

2. Community Police

Officer William Stevens, 21 Beat said it had been a busy month in Old Town. There was an exciting weekend recently involving gunshots in Old Town Area. Officers responded quickly and gunfire was exchanged but no one was injured. The suspect was apprehended and charges are pending. Gang activity appears to be on the increase. There is a plan underway to dedicate Wichita Police Department teams for serious response to gang activities. He said they have dealt with some complaints regarding escort services and they are investigating problems. At this time auto thefts are down but due to the warmer weather folks are not warming up their cars. **Skaff** commented on a Wichita Police Department presentation that was given a year ago to Old Town merchants and suggested another one of them. **Officer Stevens** said gang unit has ready presentations just need to ask them.

Triana asked if 16 or 17 year olds were hanging out in Old Town why weren't they arrested? Officer Stevens said that when that occurred it was back in the summer and they were part of a much larger group of 150-200 kids. Police response was to break up the gathering and send everyone home. **Fearey** asked about some recent vandalism at the Farm & Art Market, Officer Stevens said upon investigation it was determined to be a single vehicle, but a big SUV, accident and no one was hurt.

Action: Receive and file.

3. Proposed changes to Manufacturing Home Park Regulations

Sparkman began the presentation by explaining he didn't develop the proposed changes but he would be in charge of enforcing them. Sparkman went through proposed changes. He explained the changes would also be heard before the Metropolitan Area Plan Commission (MAPC) on March 16, 2006.

Comments made by DAB members included the following: **Schreck** said he thought shelters should be open during a "tornado watch" rather than just during "tornado warning."

VanWelleghen asked for clarification of loss of non-conforming rights, does that mean closed down and yes that is the case. **Carr** spoke in favor of shelters being opened during warnings. **Sparkman** replied that was subjective decision on the part of the park.

Wine asked if screening was required with existing parks, **Sparkman** explained all parks have screening requirements but maybe not to extent of a wall. He said many parks are well developed and run but a few problem parks exist.

Wine also asked about surfacing on park roads and **Sparkman** explained there is a current standard in force. **Wine** also said that allowing two years, 24 months of non-compliance, was extremely lenient. **Sparkman** said the timelines were in step with state laws. **Bradley** asked if parks have to meet all Office of Central Inspection (OCI) codes for trash and such and **Sparkman** explained they were subject to same standards.

Discussion turned to citizens, **George Lee, Riverside Park at 4560 S. Hydraulic** explained he issued storm shelter keys to all residents of the Riverside Park and they can go to the storm shelter anytime. He wanted to respond to two issues; losing a space because it was not occupied for a year would be a problem for him and as would screening his property with 8-foot wall, his park was established twenty-five years ago and met the zone requirements at that time. He is concerned that he might have to meet this requirement now. He is opposed to these changes.

Schreck asked if Sparkman could respond to loss of spaces in a park. Sparkman explained these changes were not applicable to legally conforming parks like Riverside Park. No changes in screening are required. Likewise empty spaces in a conforming park, like Riverside Park will not be lost, the changes apply only to a non-conforming park with five or less spaces

Foster commented that zoning was supposed to be reasonable but an 8 feet screening fence was not reasonable and would be excessively expensive. He also thought the parking requirements were more stringent than in a new subdivision. He doesn't believe the changes take in consideration of the people.

Action: Wine (Matney) moved that DAB VI endorse changes subject to approval by MAPC and Council. Motion carried: 9-2.

4. CON2006-00001

Scott Dunakey, MAPD explained conditional use for this property being requested by the City of Wichita. A sanitary sewer lift station is to be built at this location and a major utility requires zoning. The City of Wichita and the Moorings developer agreed upon the location jointly. Staff recommends approval with appropriate landscaping.

DAB member questioned the roof and the proposed lighting for the building. They were told the roof would consist of architectural shingles and motion detector lighting will be installed on the building. There were no audience comments

Action: Schreck (Wine) proposed approval of the project as designed. Motion passed unanimously 11:0.

5. ZON2006-00002

Scott Dunakey, MAPD said there were two empty lots south of Central on the west side of St. Paul Street adjacent to an existing building located at the south west corner, the building is presently occupied on a short term lease. The property owner wants to develop small strip center. City of Wichita has concerns about neighbors and suggested an overlay for the property, which the owner agrees with mostly. Three neighbors contacted MAPD and said buildings were preferable to the empty lots. The neighbors also don't want any more taverns.

Kim Edginton, 1420 Woodrow Court appeared as representative for the applicant and explained the owner wanted to build an L shape building and planned no activity for behind the building. This feature will make them better neighbors, as there will be no lights and no dumpsters. The alley for the corner parcel was vacated in 1981. They will continue the vacation of the alley to three lots to the south. They will space the driveways into the parking lots within conformance. There were no public comments.

Action: Schreck (Carr) moved to recommend approval subject to protective overlay. Passed unanimously: 11:0.

6. PUD 2005-00006

Dale Miller, MAPD passed out additional information on this project to DAB board. He explained the developer is seeking creation of a Planned Unit Development to allow multi-family residential use, and to permit reduced building setback and parking standards. He said staff supports this use and the developer has agreed to screen all air conditioner units and will close the driveway access to St. Francis.

DAB members asked for confirmation of landscaping between the sidewalk and 11th Street; confirmation of screening behind the project on the south side, expressed concern about the impact of air conditioner noise from 8 units on the neighbors to the south. They were told there would be landscaping and that a 6 foot cedar fence will be installed to the south of the building.

Questions were posed concerning parking at existing apartment, it's on the street; time line of project, scheduled to finish by the end of 2006; materials used on front of building, brick will be used; proximity of new apartment building to the neighbors, 13-14 feet; and the size of the apartments, 2 and 3 bedroom size. Council Member Fearey suggested treating the cedar fence to discourage graffiti.

Janet Miller, 1102 Jefferson, representing Historic Midtown Citizens Association, spoke in favor of the project. She said the association is pleased their expressed concerns were being incorporated into the project. She said the rezoning of Midtown was beneficial to this project. The group supports the 100 per cent low income housing project with some trepidation but will evaluate the project as it unfolds.

Action: Schreck (Bradley) made motion for approval of project. Passed unanimously: 11-0.

7. Kellogg and I-235

Tom Hein, Public Affairs Manager, Wichita Metro Office of the Kansas Department of Transportation presented information on the Kellogg and I-235 interchange study. He asked that DAB appoint a representative to the advisory committee. Armour and two consultants hope to be done with the \$16 million study by the middle of 2007.

Steve Schmitt, consultant, explained the process beginning, highlighting process planning and the engineering process. Also provided background information said I-235 was built in 1957 and traffic volumes have increased 3.6 % per year. Usage was 35, 000 vehicles in 1995 and in 2004 usage had risen to 50, 0000 vehicles. He articulated the problems with I-235 exit ramps onto Kellogg and Central. Wichita's 2030 Long Range Transportation Plan will be consulted as solutions are drawn up for these problem exits along with an environmental overview.

Steve Lackey, consulting engineer, explained the public involvement process for the project. It was kicked off with a meeting with Sedgwick County Commissioners and City of Wichita Council members. Tonight representatives are meeting with this DAB and DAB V. DAB IV presentation will be made on March 1, 2006. The additional public meetings will be larger. There is a project website and two public opinion surveys are to be taken.

The Community Advisory Committee, which is made up of non-technical people, will meet 5 times and provide input to help guide the intersection improvements process. A DAB VI

representative is requested to serve on the committee. They are also recruiting businesses and employers from around the interchanges to participate. The community will be engaged for the process on many levels, to encourage buy in and participation in the joint decision process.

Lackey explained data has been collected from many sources and they are working with other resource agencies. The planning process timetable is 18 months and they have lots to accomplish as important decisions are made reconfiguring two busy and important intersections.

VanWelleghen asked if additional lanes would be added between Central and Kellogg and **Hein** replied there is funding from Congress to widen I-235 but not sure how. **Schreck** applauds project and asked about funding. Federal funds will be utilized for the project. Federal funding supports the study phase of the project, it will begin the process but partnerships will be developed with all government sources. Revising both intersections will require a great amount of funding.

Matney asked about possible changes. **Hein** agreed the current set up is antiquated and the study process will reveal changes. **Carr** asked about the project timing and were they familiar with Dallas interchange to Shreveport but no one was. **Hein** explained they were looking for ultimate solutions for as far out as 2030. They don't want to limit solutions to available \$16 million. They will look at WAMPO study and consider impact of northwest by-pass also.

Wine pointed out that sometimes solutions shift problems to nearby areas and encourages the study process to look at the whole flow. **Hein** replied they would use regional travel impact studies along with computer models, which look at impacts for nearby intersection. **Bradley** sees long term plan impacted by lack of big ditch crossing.

Discussion returned to the DAB. **Bob Schreck** was chosen as advisor to the committee and **Bob Wine** will serve as alternate.

8. 21st Street Overpass Advisory Board Appointment

Jim Armour distributed a map showing a proposed 21st Street over pass concept adopted by City Council in 2004 and is requesting a DAB VI member be appointed to the advisory board. The advisory board meetings will be held the first Thursday of each month. BNSF Railroad may be moved to run parallel to UP Railroad under the overpass but not a certainty at this time. **Fearey** asked for volunteers Charlie Claycomb volunteered and Marsha Carr will serve as alternate.

Action: Claycomb appointed to advisory board and Carr as an alternate.

Board Agenda

9. Problem Properties

- 2035 W. 24th Street -- trash, boat, inoperable vehicle in the driveway.
- 1732 Garland - parking cars on weekends in yard.
- 1810 E. 21st Street - American Can getting worse and worse looking, is there a limit on how tall stuff can be stacked?

42nd and Meridian - three signs and a big plywood board sign advertising firewood. What can be done?. Signs on telephone poles? Staff can't track. **Wine** said signs can be removed.

Triana reported homes were selling food at 22nd Street North and Market on the weekends. She will get the exact addresses and report it.

Recommended Action: Receive and propose appropriate action.

10. Neighborhood Reports.

Fearey said she had copies of “Updates” available and it was also available on line. She also reported that Morris’ Restaurant closed last Saturday, as they are out of business so she will no longer be holding her monthly breakfast meeting there. Amelia’s was suggested as an alternative, it is located at West and Murdock, but their meeting room is too small. She is looking for another location. Fearey will talk with Terri and may cancel February breakfast or move it to Evergreen Neighborhood City Hall.

Action: Receive and file.

Schreck (Wine) motion to adjourn.

The next regularly scheduled meeting for District Advisory Board VI will be March 6, 2006 at the Evergreen Recreation Center 2700 N. Woodland.

Adjourned

No Action Required

Respectfully Submitted,
Vicki Mork, Neighborhood Assistant

Visitors

Bob	2514 Milro	
Janet Miller	1102 Jefferson	67203
George Lee	4560 S. Hydraulic #A1	67216
Erin Hays	11811 W. Bekemeyer	67212
Jerry Prichard	1607 N. Clarence	67203
Paul Cater	9715 W. 9 th St. North	67212
Kim Edgington	1420 Woodrow	67203
K. K	6747 Par Lane #508	67212
Christine Eberle	1841 Joann	67203
Russ Ewy	315 Ellis	67211
Grant Gandreau	254 S. Laura #205	67211